

An aerial photograph of a city, likely Los Angeles, with a semi-transparent blue overlay. The image shows a dense urban area with various building footprints and street patterns.

Appendix B

Summary of Adequate Sites Analysis





A. Candidate Sites Analysis Overview

The Housing Element is required to identify potential candidate housing sites by income category to meet the City's RHNA Allocation. The sites identified within the Housing Element represent the City of Costa Mesa's ability to plan for housing at the designated income levels within the 6th housing cycle planning period (2021-2029). As described in this appendix, the development capacity for each site depends largely on its location within the City, a specific plan or urban plan area as well as known development factors. Where possible, property owners were consulted to help the City better understand potential future housing growth on candidate housing sites within the City.

This appendix contains **Table B-3**, which identifies each candidate housing site within Costa Mesa's sites inventory. The sites are identified by assessor parcel number (APN) as well as a unique identifier used to track sites within the inventory. Additionally, the following information is provided for each parcel.

- Address
- Ownership
- Zoning (including Specific Plan areas, Urban Plans, and Overlays, if applicable)
- Size (Net developable acres removing known development constraints)
- Density
- Vacancy status
- Previous Housing Element identification
- Potential Development Capacity (Dwelling Units) by income category
- Description of existing use

A summary of this information is included within the Housing Resources section (**Chapter 3**) of Costa Mesa's 2021-2029 Housing Element.

Table B-1 shows the City's 2021-2029 RHNA need by income category as well as a summary of the sites identified to meet that need. The analysis within this appendix shows that the City of Costa Mesa has the capacity to meet their 2021-2029 RHNA allocation through a variety of methods, including:

- Identification of development capacity on sites which either currently permit or will be rezoned to permit development of residential uses at or above 30 dwelling units per acre
- Identification of City owned properties suitable for the development of housing
- Future development of accessory dwelling units (ADUs)

**Table B-1: Summary of RHNA Status and Sites Inventory**

	Very Low Income	Low Income	Moderate Income*	Above Moderate Income	Total
RHNA (2021-2029)	2,919	1,794	2,088	4,959	11,760
Units Constructed in Projection Period (Begins June 31, 2021)	0	0	0	0	0
Remaining Unmet RHNA	2,919	1,794	2,088	4,959	11,760
Sites Inventory					
Fairview Developmental Center	575	345	690	690	2,300
Sakioka Lot 2	120	60	120	900	1,200
Home Ranch	221	110	221	1,663	2,215
Senior Center Housing Project	40	20	0	0	60
Pacific Arts Plaza and Town Center	53	27	53	402	535
Total Potential Capacity - Existing Sites	1,009	562	1,084	3,655	6,310
Overlays, Specific Plans, and Urban Plans					
North Costa Mesa Specific Plan	1,269	632	1,269	3,265	6,435
SoBECA Urban Plan	141	67	141	383	732
Mesa West Bluff Urban Plan	208	100	208	555	1,071
19 West Urban Plan	123	59	123	335	640
Harbor Mixed Use Overlay	286	135	286	778	1,485
Total Potential Capacity - Overlays, Specific Plans, and Urban Plans	2,027	993	2,027	5,316	10,363
Projected ADU Construction					
Projected ADU Construction	215	369	257	17	858
Sites Inventory Total					
Total Units towards RHNA	3,251	1,924	3,368	8,988	17,531
Total Capacity Over RHNA Categories	111%	107%	161%	181%	149%

Figure B-1: Map of Candidate Housing Sites (All Income Categories)

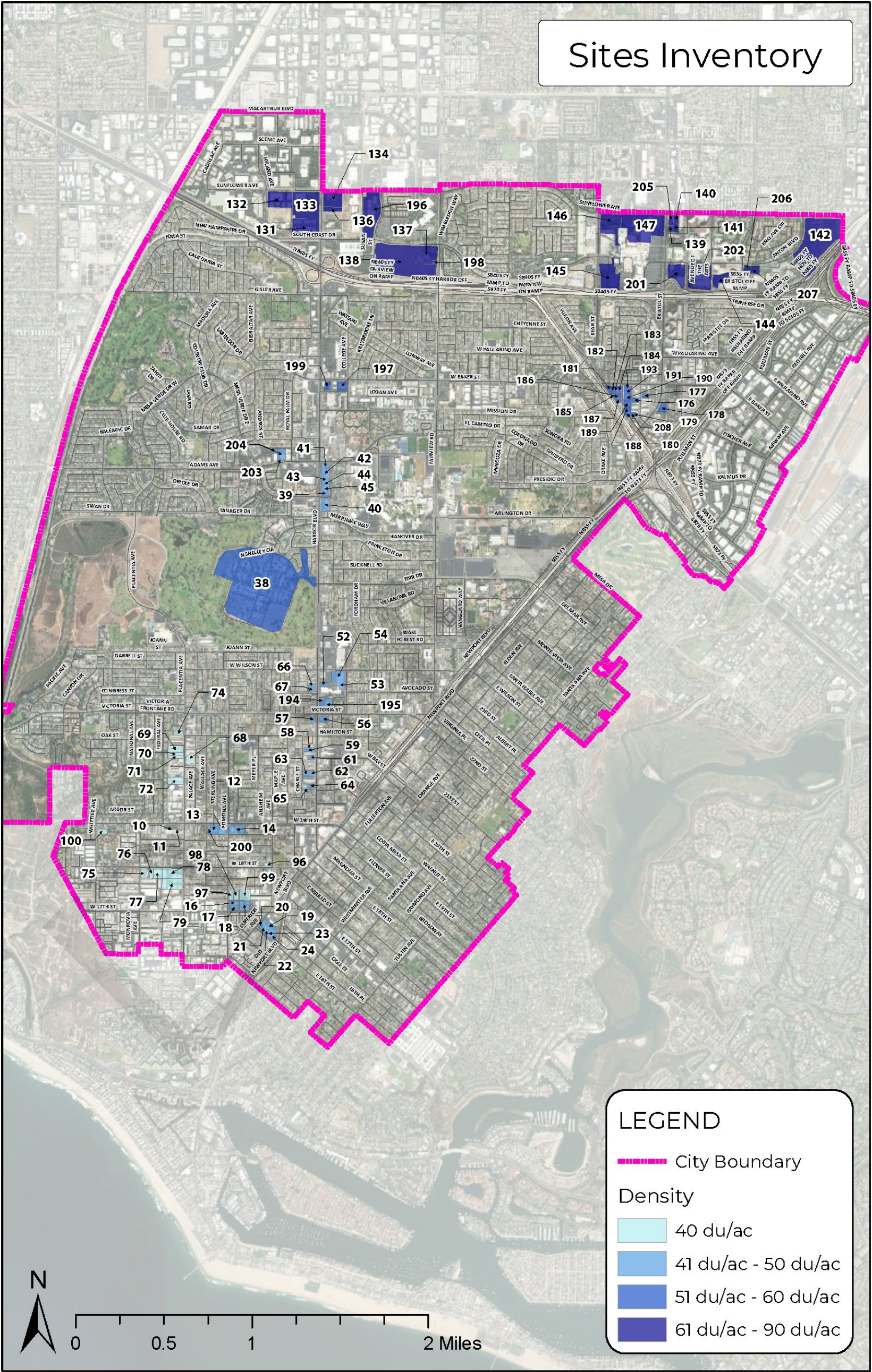




Figure B-2: Map of Candidate Housing Sites (By Zoning)

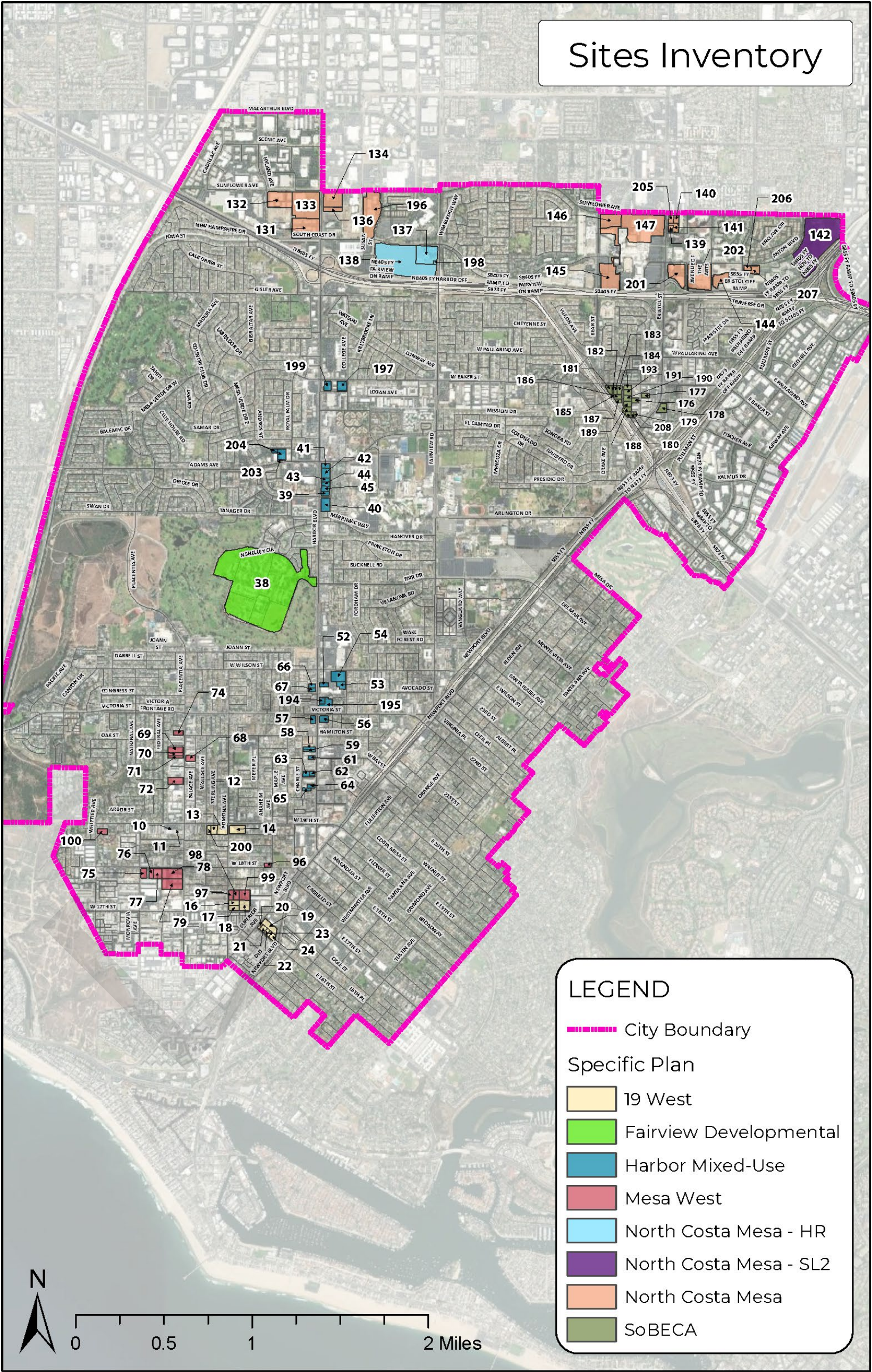
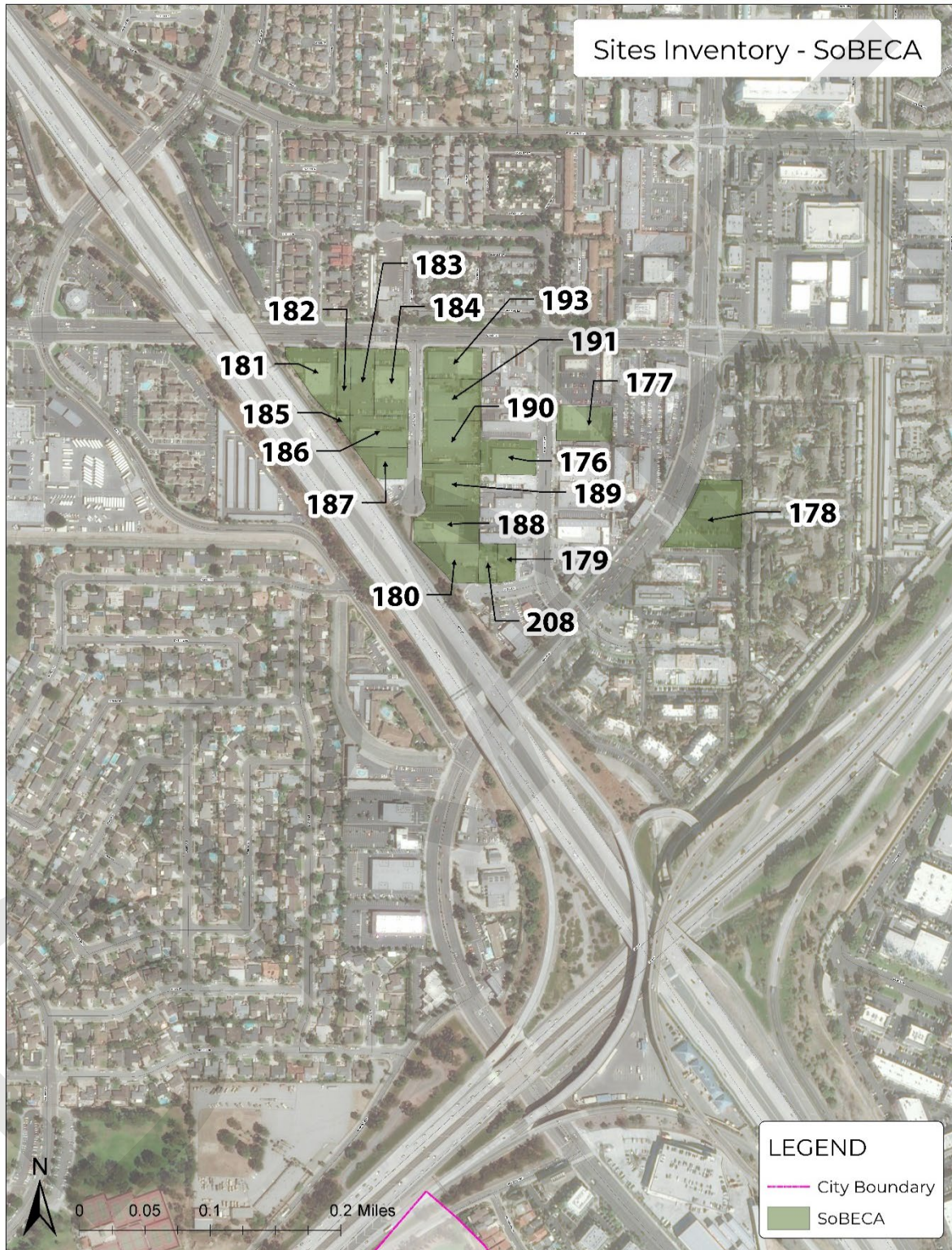




Figure B-2: Map of Candidate Housing Sites (SoBECA Focus)





1. Selection of Sites

The City of Costa Mesa has identified sites with capacity to accommodate the 2021-2029 RHNA. The City has identified 99 parcels within a variety of different zones, specific plan areas, urban plans, and overlays. Each of these either currently permit residential development or will be amended per **Programs 3B and 3C** to permit residential development at the densities specified in **Table B-3**. The identified sites have been evaluated to determine the extent to which on-site uses are likely to redevelop within the planning period. It was found that a number of the existing uses (identified in **Table B-3**) are either permanently closed or available for lease. Many of the uses are in multi-tenant commercial centers with one ownership and most show little to no evidence of recent investment or redevelopment.

The City does not have access to most leasing information as these are generally private documents but has conducted an analysis to identify sites that show characteristics indicating they are likely to redevelop within the planning period. When possible, the City had discussions with property owners to determine interest in redevelopment for residential uses. The analysis also includes several letters of potential residential development interest in **Appendix A**.

COMMUNITY INPUT ON SITES SELECTION

Community input was an important component of the sites identification and selection process. The City conducted multiple public outreach meetings, including district specific meetings where community members gave input on areas of importance within their district. This information was collected as notes on maps of each district and can be found in **Appendix C**. Community members also provided feedback on potential housing development types and focus areas on the online community survey. Additionally, draft versions of the sites inventory were discussed at both Planning Commission and City Council study sessions, with decision makers providing input and community members able to make public comments.

Lastly, the City held discussions with major property owners within the City to better understand their long-range plans for development of the properties under their ownership. The City used these discussions to more accurately determine potential unit yield and affordability assumptions for some of the identified candidate housing sites. Additional information is provided for specific properties in **Table B-3**.

2. Redevelopment of Non-Vacant Sites for Residential Uses

The City of Costa Mesa does not have sufficient vacant land available to accommodate fifty percent of their low/very-low income RHNA. To accommodate the need at all income levels, the City has analyzed sites within non-residentially zoned areas that permit residential development through Specific Plans, Urban Plans, or Overlays. The City also evaluated and included parcels not currently within Urban Plans which will be added when those Urban Plans are amended as part of **Programs 3B and 3C**.

As part of the candidate housing sites analysis, the City has evaluated recent projects that have redeveloped within non-residentially zoned areas that included residential units. Those projects, including the zoning, use prior to redevelopment, and a project analysis of the approved development plan, are shown in **Table B-2**. The City's analysis showed that prior uses on these redeveloped sites were similar in nature to the existing uses on sites identified within the sites inventory in **Table B-3**.

The City has also conducted a parcel specific analysis of existing uses for each of the identified sites. This analysis of existing uses, including indicators of a likelihood that the existing use will redevelop within the



next eight years, are provided in **Table B-3**. This analysis is based on information readily available to the City and research that can be found through online research. The City does not always have access to private lease information but has included information that property owners have shared regarding individual sites.

The following residential development projects have been constructed on parcels that were either non-residentially zoned or had an existing non-residential use on-site within Costa Mesa.

Project Address	Dwelling Units	Zoning	Use Prior to Redevelopment	Project Analysis
125 Baker St.	240	PDR - HD	Industrial use	This development is a 240-unit wrap apartment complex on a 4.2-acre parcel in a largely industrial and office area of Costa Mesa. The project was built at a density of approximately 57 du/ac. The site was previously a light industrial and office uses use similar to some of the identified candidate housing sites. The project was rezoned from CL to PDR-HD.
1957 Newport Blvd.	38	PDR - HD	Self-storage use and trailer storage lot	This development is a 38-unit condominium project along the Newport Blvd commercial corridor. The site was previously a self-storage and trailer storage use similar to some of the identified candidate housing sites. The project was rezoned from C1 to PDR-HD.
2277 Harbor Blvd.	200	PDR - HD	Motel use	This development is a 200-unit apartment complex on a previous motel use site. This development is located on Harbor Boulevard and shares many existing characteristics with sites identified within this corridor in the candidate sites inventory. The project was rezoned from C1 to PDR-HD.
671 W. 17 th St.	177	MG	Brownfield development (Argotech Industries)	This development is 177 live/work and loft residential units and was developed on a site that was previously largely surface parking area. This site is in the Mesa West Urban Plan area and adjacent to some of the sites identified within the candidate housing sites analysis. This project also shares many existing use characteristics with those identified sites.
1620 and 1644 Whittier Ave.	89	MG	Industrial use (Ametek Aerospace and Defense)	This development is 89 live/work residential units on a former industrial use site in the Mesa West Bluffs Urban Plan area. Similar to 671 W. 17 th Street, this site shares many geographic and existing use characteristics with sites identified in the candidate housing sites analysis.
1500 Mesa Verde Drive East	215	PDC	Vacant commercial area	This development is 215 senior apartments developed at four stories along Harbor Boulevard directly adjacent to existing commercial uses. This project is an example of the types of horizontal mixed-use projects that the City anticipates may develop along Harbor Boulevard and matches assumptions made in the Housing Element.



Table B-2: Example Development of Non-Vacant Sites for Residential Uses

Project Address	Dwelling Units	Zoning	Use Prior to Redevelopment	Project Analysis
1527 Newport Boulevard	40	C2 & MG	Industrial uses, including boat and automobile repair	This development is 40 live/work units with ground floor commercial/office workspaces and two stories above for residential. This development is in the 19 West Urban Plan area and previous uses are consistent with sites identified within the sites inventory.
132, 134, 140 Industrial Way	22	C2 & MG	Industrial uses, including boat and automobile repair	This development is 22 live/work units with ground floor commercial/office workspaces and two stories above for residential. This development is in the 19 West Urban Plan area and previous uses are consistent with sites identified within the sites inventory.
1677-1985 Superior Avenue	49	C2 & MG	Gas station and a mixture of commercial and industrial uses.	This development is 49 live/work units with ground floor commercial/office workspaces and two stories above for residential. This development is in the 19 West Urban Plan area and previous uses are consistent with sites identified within the sites inventory.
2025 Placentia Avenue	36	MG	Commercial and industrial uses, including storage and repair for boats	This development is 36 live/work units with ground floor commercial/office workspaces and two stories above for residential. This development is in the Mesa West Bluffs Urban Plan area along Placentia Avenue and previous uses are consistent with sites identified within the sites inventory.
2095 Harbor Boulevard	29	PDC	Commercial buildings and gas station which had been vacant for several years.	This development is 28 single-family homes with live/work potential, including ground floor commercial/office workspaces and two stories above for residential. This development is in the Harbor Mixed Use Urban Plan area along Harbor Avenue and previous uses are consistent with sites identified within the sites inventory.
1672 Placentia Avenue	32	MG	Boat yard and industrial building	This development is 32 live/work units with ground floor commercial/office workspaces and two stories above for residential. This development is in the Mesa West Bluffs Urban Plan area along Placentia Avenue and previous uses are consistent with sites identified within the sites inventory.

This analysis of recent sample development projects shows that residential development occurs within the City on sites that have existing non-residential uses. As indicated in the analysis notes, these example sites share many characteristics with the candidate housing sites in **Table B-3**. This demonstrates that there is development potential on these sites as well as interest in developing these types of sites for residential uses within Costa Mesa.



3. Development of Small Site Parcels

The City of Costa Mesa has identified several candidate housing sites that are smaller than half an acre in size. Assembly Bill 1397 identifies general size requirements for candidate housing sites of greater than half an acre and less than 10 acres in size. The City has only identified sites smaller than half an acre which show the likelihood of redeveloping in conjunction with other parcels which collectively meet the half acre requirement. The likelihood of redevelopment was based primarily on common ownership amongst adjacent parcels which share a property line. In most instances, these parcels are currently developed as a single use and it is reasonable to anticipate that the collection of parcels will redevelop as one new development to maximize efficiency and design of the new use.

The potential candidate sites which are anticipated to be consolidated into a single development are identified within **Table B-3**.

4. Development of Large Site Parcels

The 2021-2029 sites inventory includes several sites that are larger than 10 acres. These sites exceed the AB1397 size requirement and require additional analysis. The following background and analysis relates to each site in the inventory that exceeds that inventory. The City has conducted meetings with each of these major property owners to determine their future interest in developing housing on the identified properties.

FAIRVIEW DEVELOPMENTAL CENTER

The Fairview Developmental Center (FDC) is a State-owned property that is approximately 114 acres in size and located on Harbor Boulevard within Costa Mesa. The FDC currently serves as one of the largest residential facilities for developmentally disabled persons in the State of California. The FDC was previously identified in the City's 5th cycle Housing Element (2013-2021) and the City has continued discussions with the State to determine the potential residential yield of the area taking into consideration the existing uses.

In January 2020, the Costa Mesa Fairview Developmental Center Ad Hoc Committee met to discuss potential development yields for the site. The Committee presented a report to the City Council which summarized its strategic engagement in the development of the local vision, priorities, and reasoning behind the stated preliminary vision of a solutions-based, housing-first model for the site. The Committee took into consideration the City's recent efforts to open a homeless shelter and identified opportunities for permanent supportive housing and integrated workforce housing within the City.

The City's 6th Cycle analysis includes an assumption of 2,300 dwelling units broken down into the very low, low, moderate, and above moderate-income categories.

SAKIOKA LOT 2

Sakioka Lot 2 is a 30.93-acre site located north of the 405 Freeway with General Plan Land Use designation that allows up to 660 residential units, 863,000 Square feet of office or retail use and a Floor Area Ratio of 1.0. The property is also located in the North Costa Mesa Specific Plan. The site is currently under a development agreement that was recently extended for ten years until May of, 2031. The City has had continued discussions with the property owners who have indicated there is the potential for future housing development on the site in strategic areas. The City's 6th Cycle analysis includes an assumption of



1,200 dwelling units broken down into the very low, low, moderate, and above moderate-income categories.

HOME RANCH

Segerstrom Home Ranch is a 43-acre site located north of the 405 Freeway with a General Plan land use designation that allows up to 1.2 million square feet of office and up to 0.64 Floor Area Ratio. The property is also located in the North Costa Mesa Specific Plan. The site is currently under a development agreement that was executed in 2002 and extended in 2010 for additional 20 years until July of 2030. The City has had continued discussions with the property owners who have indicated there is the potential for future housing development on the site in strategic areas. The City's 6th Cycle analysis includes an assumption of 2,215 dwelling units broken down into the very low, low, moderate, and above moderate-income categories.

SOUTH COAST PLAZA

South Coast Plaza is a large regional mall in the North Costa Mesa area. The mall has ample surface parking and as of adoption of this Housing Element, has a large, big box component which is currently vacant. The City has had continued discussions with the property owners who have indicated there is the potential for future housing development on the site in strategic areas. The sites analysis makes a conservative potential redevelopment assumption of approximately 15 acres of the 128-acre property.

The City's 6th Cycle analysis includes an assumption of 1,959 dwelling units broken down into the very low, low, moderate, and above moderate-income categories.

PACIFICARTS PLAZA

Pacific Arts Plaza project is an 18.3-acre site located in South Coast Plaza Town Center currently developed with a variety of office buildings and restaurants. The site is designated Cultural Arts Center (CAC) by the General Plan and has a zoning designation of Town Center (TC). The property is also located in the North Costa Mesa Specific Plan. Portions of the site are under a Development Agreement. The existing development approvals referenced in the original Development Agreement that allows for a maximum Floor Area Ratio (FAR) of 1.55 and maximum building square footage of 1,227,978. The Development Agreement was recently extended for two years and will expire in August of 2023. The City has had continued discussions with the property owners who have indicated there is the potential for future housing development on the site in strategic areas. The City's 6th Cycle analysis includes an assumption of 535 dwelling units broken down into the very low, low, moderate, and above moderate-income categories.

5. Accessory Dwelling Units

Accessory dwelling units, or ADUs) are housing units which may be developed in addition to an existing single- or multi-family residential use. These housing units can be free-standing or attached to a primary structure and are intended to provide additional housing on an existing residential lot. Often ADUs provide housing for family members or are rented to members of the community.

As a result of new legislation and an increased effort by the City to promote ADUs, the City has seen an increase in applications so far in 2021. In 2018, the City permitted 4 ADUs, followed by 6 in 2019 and 733% increase in 2020 of 44. As of July 2021, the City has approved 12 ADUs for development, 2 of which are affordable. Additionally, the City has received 53 applications for ADUs so far in 2021, indicating a significant



increase in ADU activity year over year. The City is still processing these applications, which will likely receive permits in 2021. In accordance with State law, ADUs are allowed in all zones that allow single dwelling unit or multiple dwelling unit development. Junior Accessory Dwelling Units (JrADUs) are permitted only in single dwelling unit zones.

The City of Costa Mesa has determined based on past performance and the SCAG/HCD approved methodology that it is appropriate to anticipate the development of 858 accessory dwelling units from 2021 to 2029. Approximately 583 of these units are anticipated to be affordable at the low and very-low-income categories. 257 ADUs are anticipated to be affordable at the moderate-income level and 18 ADUs are anticipated at the above moderate-income level. This estimation is based on guidance from SCAG and HCD based on surveys of existing ADUs in the SCAG region between April and June 2020.

To assist in reaching the City's ADU development projections, Costa Mesa has included **Program 3J**, which explores actions the City will take to promote and incentivize the development of ADUs during the planning period. As outlined in the program, these actions may include:

- Coordinating with the County on implementation of a permit-ready ADU program
- Post a user-friendly FAQ on the City's website to assist the public with the general questions.
- Waiving specific permitting fees to make ADU development more feasible
- Creating an expedited plan check review process to ease the process for homeowners
- Explore potential State and Regional funding sources for affordable ADUs

6. Water, Sewer, and Dry Utility Availability

Each site has been evaluated to ensure there is adequate access to water and sewer connections as well as dry utilities. Each site is situated with a direct connection to a public street that has the appropriate water and sewer mains and other infrastructure to service the candidate site.

B. Calculation of Unit Capacity

This section contains a description of the candidate sites identified to meet Costa Mesa's RHNA need at all income levels. The full list of these sites is presented in **Table B-3**.

1. Affordability Calculations

Costa Mesa's 2021-2029 Housing Element sites analysis assumes that each identified candidate housing site will develop with at a range of income levels. Primarily, it is assumed that sites identified within **Table B-3** will redevelop with the following affordability characteristics:

- 30% of units available to residents in the low and very low-income categories
- 20% of units available to residents in the moderate-income category
- 50% of units available to residents in the above moderate-income category

Costa Mesa recognizes that not all sites within the inventory will develop such that they meet these affordability assumptions and has included a 37% buffer on the total number of units to assist in accommodating potential differences in future housing development.



The City has established goals and programs within the Housing Element aimed at identifying funding opportunities and partnering with the development community to increase the amount of affordable housing built in future developments. If the City is able to identify partnerships leading to fully affordable projects, that would also help to cover any potential shortfall in capacity in any of the four income categories. The City of Costa Mesa recognizes that should a “No Net Loss” situation occur, they will be required to identify additional sites and has analyzed additional potential housing sites within the Housing Element’s environmental clearance document.

There are several candidate housing sites in which the affordability assumptions differ from those presented above. Those sites include:

- **Costa Mesa Senior Housing Project (APN 424-211-01).** This site is owned by the City of Costa Mesa who has had previous discussions with a developer on a fully affordable project on this site. This site assumes 60 units which are all affordable at the lower income levels.
- **Fairview Developmental Center.** This site is analyzed previously in the large site analysis portion of this appendices. This site is owned by the State of California and the City anticipates working in collaboration with the State to support the goal of developing affordable housing. The City has assumed that approximately 40% of the units on this site will be available to residents at the lower income levels, while 30% will be available to residents at the moderate-income levels. The remaining units are anticipated to be market-rate.
- **Sakioka Lot 2.** The City has conducted outreach meetings with this property owner and determined that it is realistic to assume that 15% of future units on this site may be available to residents at the lower income levels. This site has an existing development agreement.
- **Home Ranch.** The City has conducted outreach meetings with this property owner and determined that it is realistic to assume that 15% of future units on this site may be available to residents at the lower income levels. This site has an existing development agreement.
- **Pacific Arts Plaza and Town Center.** The City has conducted outreach meetings with this property owner and determined that it is realistic to assume that 15% of future units on this site may be available to residents at the low and very-low income levels. This site has an existing development agreement.

2. Specific Plan, Urban Plan, and Overlays

As identified in **Programs 3B and 3C**, of the Housing Plan (**Chapter 4**), the City will be modifying some of the existing Specific Plans, Urban Plans, and Overlays within Costa Mesa. The densities identified in **Table B-3** reflect revisions to many of these areas to permit residential development at a higher density than what the current zoning permits as of adoption of this document. As noted, the City has three years to complete these zoning amendments. The City is proposing to either analyze or modify the following areas:

- | | |
|----------------------------------|------------------------------------|
| • North Costa Mesa Specific Plan | • Residential Ownership Urban Plan |
| • 19 West Urban Plan | (Propose to Remove) |
| • SoBECA Urban Plan | • Residential Incentive Overlay |
| • Mesa West Bluff Urban Plan | • Harbor Mixed-Use Overlay |

These areas, with the exception of the Residential Ownership Urban Plan, which is proposed to be removed, will be modified through **Programs 3B through 3C** to permit residential development at or above the default



density for Costa Mesa of 30 dwelling units per acre. When considering appropriate densities, the City held outreach meetings with members of the community, decision-makers, the development community, and major property owners. As part of these meetings, the City discusses and analyzed what densities were appropriate to maintain the character of the surrounding neighborhoods while also presenting the opportunity for future residential development that can realistically facilitate the development of units available at the lower income levels.

The City will continue to conduct community outreach post adoption of the Housing Element to discuss potential revisions to development standards within these areas with the goal of effectively planning for future affordable housing. Densities established as a part of future zoning changes must accommodate the densities shown in **Table B-3** for the sites identified.



Table B-3: Sites to Accommodate Costa Mesa 2021-2029 RHNA

*Note: This table is sorted by unique identifier (Unique ID). The unique identifiers were established at the beginning of the sites analysis process.
Some sites were removed as part of the analysis and sites were not renumbered to retain continuity for the community and other users when referring to specific sites.*

APN	Unique ID	ADDRESS	OWNER	ZONING	COUNCIL DISTRICT	Specific Plans	Size (Ac)	Density	Vacant	Potential Consolidation	Used in 5th Cycle	Very Low (20%)	Low (10%)	Moderate (20%)	Above Moderate (50%)	Notes
424-191-10	10	821 W 19th St	WATTS RICHARD C TR	C1	4	19 West	0.69	50				6	3	6	19	Small commercial uses in a strip mall center. Approximately half of the parcel is surface parking and property abuts a major transportation corridor (19th Street) and existing multi-family. Shopping Center shows no recent sign of renovation.
424-202-02	12	719 W 19th St	PANGE MARC C TR PANGE REVOC TR	C1	4	19 West	1.29	50			Yes	12	6	12	34	Small commercial uses in a strip mall center. Approximately half of the parcel is surface parking and property abuts a major transportation corridor (19th Street). Shopping Center shows no recent sign of renovation.
424-202-03	13	707 W 19th St	MUNOZ FAMILY PROPERTIES LLC	C1	4	19 West	2.00	50				19	9	19	52	Existing single-user (Smart&Final) with large surface parking lot. Potential to redevelop for mixed-use adjacent to major transportation corridor (19th Street).
424-211-01	14	695 W 19th St	CITY OF COSTA MESA	C1	5	19 West (Senior)	2.66	50				40	20	0	0	Proposed Senior Center Housing project.
424-281-20	16	1710 Pomona Ave	PACIFIC MESA PROPERTIES	MG	5	19 West	1.08	50				10	5	10	28	Existing self-storage facility in close proximity to new residential uses and major transportation corridor (17th Street).
424-281-21	17	670 W 17th St	PACIFIC MESA PROPERTIES	MG	5	19 West	1.06	50				10	5	10	28	Existing 2-story office and commercial uses in close proximity to new residential uses and major transportation corridor (17th Street).
424-281-22	18	660 W 17th St	PACIFIC MESA PROPERTIES	MG	5	19 West	2.22	50				22	11	22	55	Existing self-storage facility and light industrial/commercial use in close proximity to new residential uses and major transportation corridor (17th Street).
425-431-02	19	1680 Superior Ave	B D INNS INC	CL	6	19 West	2.11	50				21	10	21	53	Existing hotel use (Ramada) with large surface parking lot. Property is directly adjacent to Newport Boulevard and next to new multi-family development.



Table B-3: Sites to Accommodate Costa Mesa 2021-2029 RHNA

*Note: This table is sorted by unique identifier (Unique ID). The unique identifiers were established at the beginning of the sites analysis process.
Some sites were removed as part of the analysis and sites were not renumbered to retain continuity for the community and other users when referring to specific sites.*

APN	Unique ID	ADDRESS	OWNER	ZONING	COUNCIL DISTRICT	Specific Plans	Size (Ac)	Density	Vacant	Potential Consolidation	Used in 5th Cycle	Very Low (20%)	Low (10%)	Moderate (20%)	Above Moderate (50%)	Notes
425-431-03	20	1666 Superior Ave	SCHWARTZ PAUL D 2007 TR	MG	6	19 West	0.29	50		A		2	1	2	9	Collection of existing warehouse and industrial uses adjacent to new multi-family development. The Housing Element anticipates this property may be redeveloped with adjacent uses as indicated in this table.
425-431-04	21	116 E 16th St	SHEEHAN MICHAEL W TR	MG	6	19 West	0.73	50		A		7	3	7	19	Collection of existing warehouse and industrial uses adjacent to new multi-family development. The Housing Element anticipates this property may be redeveloped with adjacent uses as indicated in this table.
425-431-05	22	126 E 16th St	126 PROPERTIES LLC	MG	6	19 West	0.42	50		A		4	2	4	10	Collection of existing warehouse and industrial uses adjacent to new multi-family development. The Housing Element anticipates this property may be redeveloped with adjacent uses as indicated in this table.
425-431-06	23	126 E 16th St	126 PROPERTIES LLC	C1	6	19 West	0.35	50		A		3	1	3	10	Collection of existing warehouse and industrial uses adjacent to new multi-family development. The Housing Element anticipates this property may be redeveloped with adjacent uses as indicated in this table.
425-431-07	24	1601 Newport Blvd	WINKAL HOLDINGS L L C	C1	6	19 West	0.79	50				7	3	7	22	Collection of existing warehouse and industrial uses adjacent to new multi-family development. The Housing Element anticipates this property may be redeveloped with adjacent uses as indicated in this table.
420-012-16	38	2476 Mark St	STATE OF CALIFORNIA	I&R-MLT	1	Fairview Developmental	108.91	60				575	345	690	690	Fairview Developmental Center property. See analysis in Appendix B for additional information on potential to redevelop.
141-361-06	39	2700 Harbor Blvd	FEMINO JAMES J THE JJ & S FEMINO LIVING TR	C1	3	Harbor Mixed-Use	0.68	50				6	3	6	19	Mixed use building with first floor retail and offices



Table B-3: Sites to Accommodate Costa Mesa 2021-2029 RHNA

Note: This table is sorted by unique identifier (Unique ID). The unique identifiers were established at the beginning of the sites analysis process. Some sites were removed as part of the analysis and sites were not renumbered to retain continuity for the community and other users when referring to specific sites.

APN	Unique ID	ADDRESS	OWNER	ZONING	COUNCIL DISTRICT	Specific Plans	Size (Ac)	Density	Vacant	Potential Consolidation	Used in 5th Cycle	Very Low (20%)	Low (10%)	Moderate (20%)	Above Moderate (50%)	Notes
141-361-11	40	2666 Harbor Blvd	HARBOR CM LLC	C1	3	Harbor Mixed-Use	2.41	50				24	12	24	60	Former Ace Hardware store, now for lease after Ace went out of business. Large big box structure with surface parking along a major transportation corridor (Harbor Blvd)
141-361-21	41	2790 Harbor Blvd	LEFEBVRE MAUREEN ELIZABETH	C1	3	Harbor Mixed-Use	0.75	50				7	3	7	20	Mixed use building with retail and offices on first floor and offices on 2nd and 3rd floor. Building is partially vacant with large surface parking lot adjacent to major transportation corridor (Harbor).
141-361-22	42	2750 Harbor Blvd	SRS COLLEGE CENTER	C1	3	Harbor Mixed-Use	1.71	50				17	8	17	43	Existing older commercial shopping center adjacent to major transportation corridor (Harbor). Uses range from commercial to office and restaurants. Large surface parking lot.
141-361-23	43	2730 Harbor Blvd	SRS COLLEGE CENTER	C1	3	Harbor Mixed-Use	0.68	50				6	3	6	18	Existing older commercial shopping center adjacent to major transportation corridor (Harbor). Uses range from commercial to office and restaurants. Large surface parking lot.
141-361-27	44	2710 Harbor Blvd	JOHNSON GREGORY A & JACLYN H	C1	3	Harbor Mixed-Use	0.67	50				6	3	6	18	Existing older commercial shopping center adjacent to major transportation corridor (Harbor). Uses range from commercial to office and restaurants. Large surface parking lot.
141-361-28	45	2706 Harbor Blvd	MESA VERDE CENTER LLC	C1	3	Harbor Mixed-Use	0.97	50				9	4	9	26	Vacant Pier 1 Imports box store and surface parking lot. Building is currently for lease.
419-031-08	52	2200 Harbor Blvd	GRAY ENTERPRISES	C1-S	5	Harbor Mixed-Use	0.75	50				7	3	7	20	Surface parking lot within large retail shopping center. Potential for mixed-use redevelopment. Retail center has major big box tenants which have permanently closed, leaving an excess of surface parking.
419-031-09	53	2200 Harbor Blvd	GRAY ENTERPRISES	C1-S	5	Harbor Mixed-Use	1.17	50				11	5	11	31	Former K-Mart box store which has permanently closed. Shopping center is adjacent to multi-family residential and may redevelop for mixed-use.



Table B-3: Sites to Accommodate Costa Mesa 2021-2029 RHNA

*Note: This table is sorted by unique identifier (Unique ID). The unique identifiers were established at the beginning of the sites analysis process.
Some sites were removed as part of the analysis and sites were not renumbered to retain continuity for the community and other users when referring to specific sites.*

APN	Unique ID	ADDRESS	OWNER	ZONING	COUNCIL DISTRICT	Specific Plans	Size (Ac)	Density	Vacant	Potential Consolidation	Used in 5th Cycle	Very Low (20%)	Low (10%)	Moderate (20%)	Above Moderate (50%)	Notes
419-031-12	54	2200 Harbor Blvd	GRAY ENTERPRISES	C1-S	5	Harbor Mixed-Use	3.16	50				31	15	31	81	Former K-Mart box store which has permanently closed. Shopping center is adjacent to multi-family residential and may redevelop for mixed-use.
419-171-58	56	2150 Harbor Blvd	2150 HARBOR BLVD LLC	C1	5	Harbor Mixed-Use	1.17	50				11	5	11	31	Norms restaurant with large surface parking lot adjacent to major transportation corridor (Harbor Blvd).
422-021-09	57	2131 Harbor Blvd	SHERMAN DONALD L H	C2	4	Harbor Mixed-Use	0.83	50				8	4	8	21	Auto parts store, retail store, and pet grooming store, with large surface parking area adjacent to major transportation corridor (Harbor Blvd).
422-091-11	58	2075 Harbor Blvd	LEWIS JOHN T & LEWIS MARY K	C2	5	Harbor Mixed-Use	0.63	50				6	3	6	16	Tools and equipment rental yard adjacent to major transportation corridor (Harbor Blvd).
422-091-12	59	2069 Harbor Blvd	TANNER DALE A	C2	5	Harbor Mixed-Use	0.54	50				5	2	5	14	Auto repair shop with large yard adjacent to major transportation corridor (Harbor Blvd).
422-091-14	61	2049 Harbor Blvd	C M HARBOR CM LLC	C2	5	Harbor Mixed-Use	0.54	50				5	2	5	14	Auto repair shop with large yard adjacent to major transportation corridor (Harbor Blvd).
422-091-24	62	2015 Harbor Blvd	NEWPORT MESA AUTO CENTER LLC	C2	5	Harbor Mixed-Use	0.62	50				6	3	6	15	Newport Mesa Auto Center with car repair and car wash uses adjacent to major transportation corridor (Harbor Blvd).
422-091-26	63	2007 Harbor Blvd	949 STORAGE LLC	C2	5	Harbor Mixed-Use	0.83	50				8	4	8	21	Self-storage facility with surface parking lot and access to major transportation corridor (Harbor Blvd).
422-101-03	64	1989 Harbor Blvd	JUNEAU PAULINE BRECHT	C2	5	Harbor Mixed-Use	0.56	50				5	2	5	15	Budget Truck Rental yard which is largely a paved surface parking lot with a small building. Site is adjacent to major transportation corridor (Harbor Blvd).
422-101-06	65	1974 Charle St	CHARLEST REALTY LLC	C2	5	Harbor Mixed-Use	0.53	50				5	2	5	14	Existing low-intensity light industrial and warehouse uses.
422-193-23	66	2215 Harbor Blvd	CHEN-RONG PROPERTIES LLC	C2	4	Harbor Mixed-Use	0.58	50				5	2	5	16	Aging furniture store structure with surface parking lot adjacent to major transportation corridor (Harbor Blvd).



Table B-3: Sites to Accommodate Costa Mesa 2021-2029 RHNA

Note: This table is sorted by unique identifier (Unique ID). The unique identifiers were established at the beginning of the sites analysis process. Some sites were removed as part of the analysis and sites were not renumbered to retain continuity for the community and other users when referring to specific sites.

APN	Unique ID	ADDRESS	OWNER	ZONING	COUNCIL DISTRICT	Specific Plans	Size (Ac)	Density	Vacant	Potential Consolidation	Used in 5th Cycle	Very Low (20%)	Low (10%)	Moderate (20%)	Above Moderate (50%)	Notes
422-193-24	67	2205 Harbor Blvd	AQUA 26 LLC	C2	4	Harbor Mixed-Use	0.58	50				5	2	5	16	Aging motel use with large surface parking lot adjacent to major transportation corridor (Harbor Blvd).
422-282-11	68	2044 Placentia Ave	SAA 2 LLC	MG	4	Mesa West	1.18	40				9	4	9	25	Auto repair shop and light industrial uses with surface parking adjacent to recently developed townhouses and apartments. Building shows little sign of recent renovation.
422-291-04	69	2065 Placentia Ave	PUBLIC STORAGE PARTNERS LTD	MG	4	Mesa West	1.85	40				14	7	14	38	Self-storage facility adjacent to recently developed townhouses and apartments. Building shows little sign of recent renovation.
422-291-05	70	2065 Placentia Ave	PUBLIC STORAGE INC	MG	4	Mesa West	0.92	40				7	3	7	19	Self-storage facility adjacent to recently developed townhouses and apartments. Building shows little sign of recent renovation.
422-291-06	71	2051 Placentia Ave	PLACENTIA AVE PROPERTIES LLC	MG	4	Mesa West	0.92	40				7	3	7	19	Existing office/light industrial uses adjacent to recently developed townhouses and apartments.
422-301-01	72	1987 Placentia Ave	HARTLEY CO	MG	4	Mesa West	2.31	40				18	9	18	47	Warehouses with large surface parking lot. Two buildings on the site. Adjacent to recently developed townhouses and apartments. Building shows little sign of recent renovation.
422-454-28	74	2101 Placentia Ave	CASACOS LLC	MG	4	Mesa West	0.91	40				7	3	7	19	Restaurant with large surface parking lot. Potential for mixed-use development.
424-061-01	75	885 W 18th St	MONROVIA AVENUE PARTNERS LLC	MG	5	Mesa West	1.25	40				9	4	9	27	Warehouses with large surface parking lot. One building on the site.
424-061-03	76	859 W 18th St	CRANK FAMILY 2007 LLC	MG	5	Mesa West	0.81	40				6	3	6	17	Auto repair shop with surface parking lot.
424-061-04	77	851 W 18th St	SEA PROPERTIES	MG	5	Mesa West	1.79	40				14	7	14	36	Auto body shop with large surface parking lot.
424-061-05	78	1791 Placentia Ave	BOYD WILLIS BLAIR SR TR	MG	5	Mesa West	4.27	40				34	17	34	85	Single-story warehouses with large surface parking lot and drive aisles. Five buildings on the site which show little sign of recent renovation.



Table B-3: Sites to Accommodate Costa Mesa 2021-2029 RHNA

*Note: This table is sorted by unique identifier (Unique ID). The unique identifiers were established at the beginning of the sites analysis process.
Some sites were removed as part of the analysis and sites were not renumbered to retain continuity for the community and other users when referring to specific sites.*

APN	Unique ID	ADDRESS	OWNER	ZONING	COUNCIL DISTRICT	Specific Plans	Size (Ac)	Density	Vacant	Potential Consolidation	Used in 5th Cycle	Very Low (20%)	Low (10%)	Moderate (20%)	Above Moderate (50%)	Notes
424-061-06	79	1751 Placentia Ave	BOYD WILLIS BLAIR SR TR	MG	5	Mesa West	4.70	40				37	18	37	95	Single-story warehouses with large surface parking lot and drive aisles. Seven buildings on the site which show little sign of recent renovation.
424-241-11	96	610 W 18th St	COSTA MESA WOMEN'S CLUB	R2-HD	5	Mesa West	0.58	40				4	2	4	13	Costa Mesa Women's Club with large surface parking lot. Property is adjacent to new park and civic center uses and in a residential setting with both single-family and multi-family uses. Property is underutilized.
424-281-01	97	1730 Pomona Ave	C & K PARTNERS	MG	5	Mesa West	0.99	40				7	3	7	22	Warehouses with surface parking lot. One building on the site.
424-281-19	98	424 Pomona Ave	PACIFIC MESA PROPERTIES	MG	5	Mesa West	1.19	40				9	4	9	25	Warehouses with large surface parking lot. One building on the site.
424-281-23	99	660 W 17th St	PACIFIC MESA PROPERTIES	MG	5	Mesa West	2.26	40				18	9	18	45	Large single-story self-storage facility adjacent to existing multi-family residential.
424-321-17	100	1882 Whittier Ave	AYRES SELF STORAGE COSTA MESA LLC	R2-MD	5	Mesa West	1.08	40				8	4	8	23	Large single-story self-storage facility adjacent to existing multi-family residential.
139-031-39	131	3303 Harbor Blvd	SDCO COSTA MESA COMMERCE PARK INC	PDI	1	North Costa Mesa	10.00	90				180	90	180	450	Existing single-story light industrial/office uses on large site. The City has received interest in the potential future redevelopment of the site for residential uses.
139-031-42	132	1575 Sunflower Ave	RREEF CPIF 1575 SUNFLOWER LLC	MP	1	North Costa Mesa	8.03	90				144	72	144	362	Existing single-story light industrial/office uses on large site. The City has received interest in the potential future redevelopment of the site for residential uses.
139-031-67	133	3333 Harbor Blvd	BEG HOLDINGS LP	MP	1	North Costa Mesa	10.00	90				180	90	180	450	Sofia University site (former Whittier Law School site) with large surface parking lot and largely underdeveloped land. The City has received interest in the potential future redevelopment of the site for residential uses.



Table B-3: Sites to Accommodate Costa Mesa 2021-2029 RHNA

*Note: This table is sorted by unique identifier (Unique ID). The unique identifiers were established at the beginning of the sites analysis process.
Some sites were removed as part of the analysis and sites were not renumbered to retain continuity for the community and other users when referring to specific sites.*

APN	Unique ID	ADDRESS	OWNER	ZONING	COUNCIL DISTRICT	Specific Plans	Size (Ac)	Density	Vacant	Potential Consolidation	Used in 5th Cycle	Very Low (20%)	Low (10%)	Moderate (20%)	Above Moderate (50%)	Notes
140-041-38	134	3390 Harbor Blvd	HARBOR ASSOCIATES	MP	1	North Costa Mesa	5.78	90				104	52	104	260	National University site. Analysis assumes potential redevelopment of the entire site as National University has vacated the existing lease. The City has received interest in the potential future redevelopment of the site for residential uses.
140-041-63	136	3390 Harbor Blvd	CJ SEGERSTROM & SONS	MP	1	North Costa Mesa	1.69	90				30	15	30	77	National University site. Analysis assumes potential redevelopment of the surface parking area. The City has received interest in the potential future redevelopment of the site for residential uses.
140-041-82	137	3315 Fairview Rd	CJ SEGERSTROM & SONS	PDC	1	North Costa Mesa - HR	7.58	90	Vacant	C		44	22	44	333	Home Ranch property. See analysis in Appendix B for additional information on potential to redevelop.
140-041-93	138	1201 South Coast Dr	HENRY T SEGERSTROM PROP LLC	PDC	1	North Costa Mesa - HR	30.30	90	Vacant	C		177	88	177	1,330	Home Ranch property. See analysis in Appendix B for additional information on potential to redevelop.
410-051-48	139	3400 Bristol St	SOUTH COAST PLAZA	TC	2	North Costa Mesa	0.53	90		G		9	4	9	25	Existing office uses. The City has discussed the potential future redevelopment of this site for high-density residential uses with the property owner.
410-051-51	140	685 Sunflower Ave	SOUTH COAST PLAZA	TC	2	North Costa Mesa	0.88	90		G		15	7	15	41	Vacant portion of parcel adjacent to parking structure. The City has discussed the potential future redevelopment of this site for high-density residential uses with the property owner.
410-051-52	141	3410 Bristol St	SOUTH COAST PLAZA	TC	2	North Costa Mesa	1.35	90		G		24	12	24	61	Existing office uses. The City has discussed the potential future redevelopment of this site for high-density residential uses with the property owner.
410-441-17	142	14850 Sunflower Ave	ROY K SAKIOKA & SONS	PDC	2	North Costa Mesa - SL2	30.93	90	Vacant			120	60	120	900	Sakioka Lot 2 property. See analysis in Appendix B for additional information on potential to redevelop.



Table B-3: Sites to Accommodate Costa Mesa 2021-2029 RHNA

*Note: This table is sorted by unique identifier (Unique ID). The unique identifiers were established at the beginning of the sites analysis process.
Some sites were removed as part of the analysis and sites were not renumbered to retain continuity for the community and other users when referring to specific sites.*

APN	Unique ID	ADDRESS	OWNER	ZONING	COUNCIL DISTRICT	Specific Plans	Size (Ac)	Density	Vacant	Potential Consolidation	Used in 5th Cycle	Very Low (20%)	Low (10%)	Moderate (20%)	Above Moderate (50%)	Notes
410-501-31	144	N/A	JKS-CMFV LLC	PDC	2	North Costa Mesa	3.39	90				61	30	61	153	Large surface parking lot. Analysis assumes only redevelopment of the surface parking lot area. The City has discussed the potential future redevelopment of this site for high-density residential uses with the property owner.
412-491-07	145	3333 Bristol St	SOUTH COAST PLAZA	PDC	2	North Costa Mesa	6.41	90				115	57	115	288	This parcel is and existing surface parking lot within South Coast Plaza. See analysis in Appendix B for additional information on potential to redevelop.
412-491-11	146	0	SOUTH COAST PLAZA	PDC	2	North Costa Mesa	5.37	90				96	48	96	243	This parcel is and existing surface parking lot within South Coast Plaza. See analysis in Appendix B for additional information on potential to redevelop.
412-501-06	147	3333 Bristol St	S-TRACT LLC	PDC	2	North Costa Mesa	10.00	90				180	90	180	450	This parcel is and existing surface parking lot within South Coast Plaza. See analysis in Appendix B for additional information on potential to redevelop.
418-161-06	176	2957 Randolph Ave	ZELDENALICE WILLER	MG	2	SoBECA	0.72	60				8	4	8	23	Existing light industrial/brewery with large surface parking lot. Site is within the SoBECA Urban Plan redevelopment area.
418-162-02	177	2968 Randolph Ave	PALANJIAN JERRY O	MG	2	SoBECA	0.72	60				8	4	8	23	Warehouses with surface parking lot. Site is within the SoBECA Urban Plan redevelopment area.
418-163-05	178	2064 Bristol St	PEP BOYS	C1	2	SoBECA	1.47	60				17	8	17	46	Tire shop with large surface parking lot. Site is within the SoBECA Urban Plan redevelopment area.
418-171-02	179	752 Saint Clair St	PURCILLY GAY WHEELER	C2	2	SoBECA	0.26	60		B		3	1	3	8	School yard for learning center. Site is within the SoBECA Urban Plan redevelopment area.
418-191-04	180	766 Saint Clair St	766 ST CLAIR LLC	C2	2	SoBECA	0.67	60				8	4	8	20	Gym with large surface parking lot. Site is within the SoBECA Urban Plan redevelopment area.
418-202-01	181	845 Baker St	RMAFII LOC LLC	C1	2	SoBECA	0.87	60				10	5	10	27	Small strip mall with large surface parking lot. Site is within the SoBECA Urban Plan redevelopment area.
418-202-02	182	841 Baker St	BAKER STREET PROPERTIES LLC	C1	2	SoBECA	0.33	60		D		3	1	3	12	Nightclub with large surface parking lot. Site is within the SoBECA Urban Plan redevelopment area.



Table B-3: Sites to Accommodate Costa Mesa 2021-2029 RHNA

Note: This table is sorted by unique identifier (Unique ID). The unique identifiers were established at the beginning of the sites analysis process. Some sites were removed as part of the analysis and sites were not renumbered to retain continuity for the community and other users when referring to specific sites.

APN	Unique ID	ADDRESS	OWNER	ZONING	COUNCIL DISTRICT	Specific Plans	Size (Ac)	Density	Vacant	Potential Consolidation	Used in 5th Cycle	Very Low (20%)	Low (10%)	Moderate (20%)	Above Moderate (50%)	Notes
418-202-03	183	841 Baker St	BAKER STREET PROPERTIES LLC	C1	2	SoBECA	0.60	60		D		7	3	7	18	Nightclub with large surface parking lot. Site is within the SoBECA Urban Plan redevelopment area.
418-202-04	184	801 Baker St	RED MOUNTAIN ASSET FUND ILLC	C1	2	SoBECA	0.86	60				10	5	10	26	Strip mall with large surface parking lot. Site is within the SoBECA Urban Plan redevelopment area.
418-202-05	185	2969 Century Pl	ECHAN BARBARA TRUST	C1	2	SoBECA	0.09	60		E		1	0	1	3	Surface parking lot. Site is within the SoBECA Urban Plan redevelopment area.
418-202-06	186	2969 Century Pl	ECHAN BARBARA TRUST	MG	2	SoBECA	0.68	60		E		8	4	8	20	Gym with large surface parking lot. Site is within the SoBECA Urban Plan redevelopment area.
418-202-07	187	2959 Century Pl	GRAYBAR ELECTRIC CO INC	MG	2	SoBECA	0.50	60				6	3	6	15	Electrical equipment manufacturer/distributor. Site is within the SoBECA Urban Plan redevelopment area.
418-202-10	188	2942 Century Pl	SCM ENTERPRISES	MG	2	SoBECA	0.87	60				10	5	10	27	Coworking office with large surface parking. Site is within the SoBECA Urban Plan redevelopment area.
418-202-11	189	2952 Century Pl	GRAHAM GORDON T TR	MG	2	SoBECA	0.90	60				10	5	10	29	Warehouse with large yard. Site is within the SoBECA Urban Plan redevelopment area.
418-202-12	190	2972 Century Pl	PROJECT C LLC	MG	2	SoBECA	0.94	60				11	5	11	29	Auto repair shop with surface parking. Site is within the SoBECA Urban Plan redevelopment area.
418-202-13	191	2972 Century Pl	PROJECT C LLC	MG	2	SoBECA	0.91	60				10	5	10	29	Warehouse with large yard. Site is within the SoBECA Urban Plan redevelopment area.
418-202-14	193	765 Baker St	PROJECT C LLC	C2	2	SoBECA	0.67	60				8	4	8	20	Existing auto repair shop use. Site is within the SoBECA Urban Plan redevelopment area.
419-041-02	194	2180 Harbor Blvd	FISHER REAL ESTATE PARTNERS (COSTA MESA) L P	C1	5	Harbor Mixed-Use	0.77	50				7	3	7	21	Existing aging strip mall with multiple tenants and large surface parking lot area. Site is adjacent to a major transportation corridor (Harbor Blvd).
419-041-06	195	2180 Harbor Blvd	FISHER REAL ESTATE PARTNERS (COSTA MESA) L P	C1	5	Harbor Mixed-Use	2.50	50				25	12	25	63	99 cent store with large surface parking. Site is adjacent to a major transportation corridor (Harbor Blvd).



Table B-3: Sites to Accommodate Costa Mesa 2021-2029 RHNA

Note: This table is sorted by unique identifier (Unique ID). The unique identifiers were established at the beginning of the sites analysis process. Some sites were removed as part of the analysis and sites were not renumbered to retain continuity for the community and other users when referring to specific sites.

APN	Unique ID	ADDRESS	OWNER	ZONING	COUNCIL DISTRICT	Specific Plans	Size (Ac)	Density	Vacant	Potential Consolidation	Used in 5th Cycle	Very Low (20%)	Low (10%)	Moderate (20%)	Above Moderate (50%)	Notes
140-041-81	196	3333 Susan St	THE HIVE CREATIVE OFFICE INC	PDI	1	North Costa Mesa	4	90				72	36	72	252	Current Chargers practice field facility. The City has discussed the potential for future redevelopment of this site for high-density residential uses with the property owner.
418-101-05	197	1425 Baker St	1425 BAKER LLC	C1	2	Harbor Mixed-Use	1.90	60				22	11	22	59	Existing auto dealer with large surface parking.
140-041-83	198	N/A	CJ SEGERSTROM & SONS	PDC	1	North Costa Mesa - HR	0.23	80	Vacant	C		0	0	0	0	Home Ranch property. See analysis in Appendix B for additional information on potential to redevelop.
418-101-03	199	1491 Baker St	PURCILLY GAY WHEELER TR	C1	2	Harbor Mixed-Use	1.27	60		B		14	7	14	39	Restaurant and barbershop. Site is anticipated to redevelop with adjacent parcels as shown in this table.
424-202-01	200	745 W 19th St	PANGE MARC C REVOC TR	C1	4	19 West	0.63	50				6	3	6	15	Strip mall with surface parking lot adjacent to major transportation corridor (19th St.). Site has the potential to redevelop for mixed-use.
410-481-05	201	3201 Park Center Dr	THE IRVINE COMPANY LLC	TC	2	North Costa Mesa - Pac Arts	6.27	90		H		18	9	18	141	Pacific Arts Center property. See analysis in Appendix B for additional information on potential to redevelop.
410-491-07	202	601 Anton Blvd	THE IRVINE COMPANY LLC	TC	2	North Costa Mesa - Pac Arts	12.07	90		H		35	18	35	261	Pacific Arts Center property. See analysis in Appendix B for additional information on potential to redevelop.
139-313-21	203	1590 Adams Ave	CJ SEGERSTROM & SONS	C1	1	Harbor Mixed-Use	0.19	50		F		1	0	1	7	Existing Post Office site with lease expiring during the planning period. Property owner has indicated interest in redeveloping the site for residential uses.
139-313-30	204	1590 Adams Ave	CJ SEGERSTROM & SONS	C1	1	Harbor Mixed-Use	2.40	50		F		24	12	24	60	Existing Post Office site with lease expiring during the planning period. Property owner has indicated interest in redeveloping the site for residential uses.
410-051-46	205	3420 Bristol St	SOUTH COAST PLAZA	TC	2	North Costa Mesa	0.79	90		G		14	7	14	35	Existing office uses and surface parking lot. The City has discussed the potential future redevelopment of this site for high-density residential uses with the property owner.



Table B-3: Sites to Accommodate Costa Mesa 2021-2029 RHNA																
<i>Note: This table is sorted by unique identifier (Unique ID). The unique identifiers were established at the beginning of the sites analysis process.</i>																
<i>Some sites were removed as part of the analysis and sites were not renumbered to retain continuity for the community and other users when referring to specific sites.</i>																
APN	Unique ID	ADDRESS	OWNER	ZONING	COUNCIL DISTRICT	Specific Plans	Size (Ac)	Density	Vacant	Potential Consolidation	Used in 5th Cycle	Very Low (20%)	Low (10%)	Moderate (20%)	Above Moderate (50%)	Notes
410-501-25	206	545 Anton Blvd	JKS-CMFV LLC	PDC	2	North Costa Mesa	0.75	130				19	9	19	48	Small commercial out parcel uses. Property owner has indicated interest in redeveloping the site for residential uses.
410-501-36	207	N/A	JKS-CMFV LLC	PDC	2	North Costa Mesa	1.82	170				61	30	61	157	Surface parking lot. Property owner has indicated interest in redeveloping the site for residential uses.
418-171-01	208	754 Saint Clair St	PURCILLY GAY WHEELER TR	C2	1	SoBECA	0.27	60		B		3	1	3	8	Existing learning center use. Site is anticipated to redevelop with adjacent parcels as shown in this table.